

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

- 1. **Present Zoning:** Corridor Mixed Use - 1 (CMU-1)
Special Review
- 2. **Written description of the ~~Zone Change Plan~~** including existing and proposed new zoning:
Owner intends to construct a car wash building with 4 manual bays and 2 automatic bays.

3. **Subject Property Map:** please attach to this form

4. **Legal Description of Property:**
Lot 1 of Blue Creek Storage Subdivision

5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson:

No, Charles Stiff of Blue Creek Corridor was included on mailers.

6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form

7. **A copy of the meeting notice.** please attach to this form

8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form

9. **The undersigned affirm the following:**

- 1) The pre-application neighborhood meeting was held on the 21, day of November, 2022.
Special Review
- 2) The ~~zone change~~ application is based on materials presented at the meeting.

Owner (s): _____ Telephone: _____

Address: _____ Email: _____

Agent (s): Taylor Kaporick Telephone: 406-384-0080

Address: 608 N. 29th Street Email: taylor@performance-ec.com

Billings, MT 59102



Blue Creek Car Wash - Neighborhood Meeting

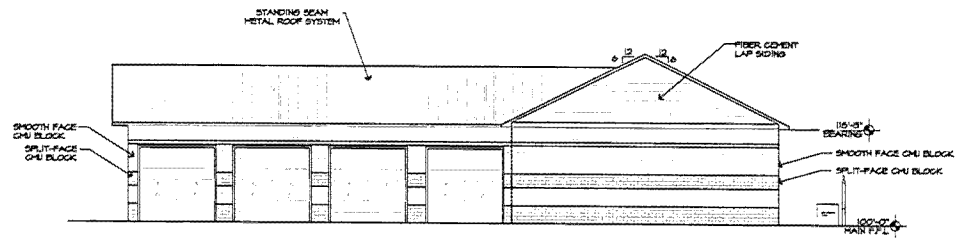
Special Review Pre-Application

November 21, 2022

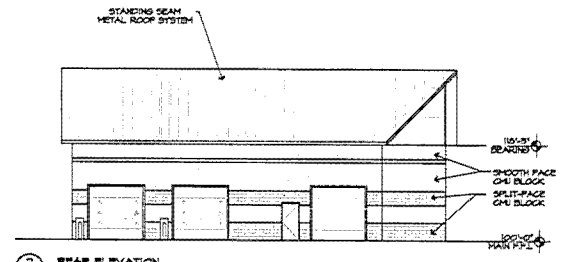
Name	Address	Phone #
Michele Johnson	2765 Blue Creek Rd.	
Foxy Skilkaek	4431 Bowman Dr	959-2414
JACQUE KITTSON	2105 SAN DIEGO BLVD.	406-861-2053
Rhamon Briggs	4506 San Fernando	406-208-6403
CECIL WERVEN	4511 SHASTA LN	406-252-4155
Wendy STEFF	4507 Bowman Dr.	406-670-5613
Charles STEFF	4507 Bowman Dr.	406-792-5175
Jannelle + Ryan Clark	7710 Sunrise Dr	406-794-4191
Meghan Pinsky	2959 Torrey	406-297-4113
Greg Magent + Jackie Ellsbury	4532 Shasta Ln	406-208-0715



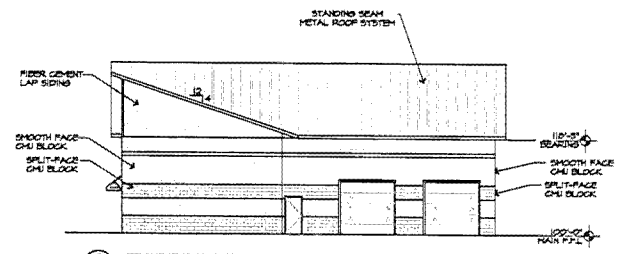
BLUECREEK CARWASH
BILLINGS, MT



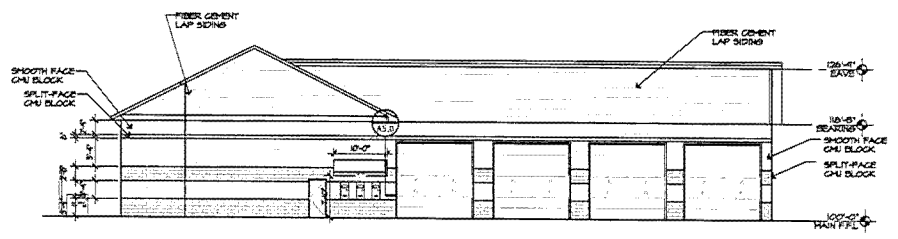
1 LEFT ELEVATION
Scale: 3/32" = 1'-0"



2 REAR ELEVATION
Scale: 3/32" = 1'-0"



3 FRONT ELEVATION
Scale: 3/32" = 1'-0"



4 RIGHT ELEVATION
Scale: 3/32" = 1'-0"

NOTE: COORDINATION IS REQUIRED BY ALL TRADES. DO NOT CONFLICTS IN LOCATION OF DUCTS, CONDUITS, SPRINKLER HEADS, DIFFUSERS, ELECTRICAL BOXES, EQUIPMENT, ETC. CHECKER: GENERAL CONTRACTOR TO COORDINATE ALL TRADES.

GENERAL NOTES:

1. SEE STRUCTURAL FOR COLUMNS, FLOOR SLABS, 2:8 BASE, COMPACTOR, FOUNDATION WALLS, AND FOOTINGS.
2. SEE CIVIL FOR GRADING, PAVING, DRAINAGE AND UTILITY LOCATIONS.
3. SEE MECHANICAL FOR HVAC AND PLUMBING.
4. SEE ELECTRICAL FOR SERVICE ENTRANCE, POWER AND LIGHTING.
5. SEE PRE-MANUFACTURED BUILDING SHOP DRAWINGS FOR METAL BUILDING CONSTRUCTION.

COPYRIGHT STATEMENT:
These drawings are the property of AT ARCHITECTURE. ANY REPRODUCTION OR TRANSMISSION OF ANY PART OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF AT ARCHITECTURE IS PROHIBITED. VIOLATION OF ANY PROVISION OF COPYRIGHT LAW IS PROHIBITED.

DATE: 05/20/2024
DRAWN BY: JMB
CHECKED BY: JMB
REVISIONS:

EXTERIOR ELEVATIONS & SECTIONS

A4.0

November 14th, 2022

Dear Interested Neighbor,

On behalf Blue Creek Storage, LLC (Owner), *Performance Engineering, LLC* is writing to inform you of a special review pre-application neighborhood meeting being held on **Monday, November 21st**, at **6:00 p.m.** Due to the space necessitated for the number of interested parties in addition to potential travel conflicts with the holiday season, **the special review neighborhood meeting will be held online via Zoom** to allow for all interested parties to be able to attend.

Please see the following information below for access the Zoom meeting:

Go to the following Website: **zoom.us/join**
Meeting ID: **814 808 7999**
Password (Case Sensitive): **7XCn6s**

The owner is requesting that the property shown on the attached exhibit (Exhibit 1) and described below be provided a special review to allow for a car wash to be built under the existing zone district of Corridor Mixed Use – 1 (CMU1).

Lot 1 of Blue Creek Subdivision, located in Billings, Montana. The lot is a total of 0.917 acres, generally located on the southeast corner of Blue Creek Road and Santiago Boulevard.

The intent of the meeting is to make neighboring property owners aware of the intent to construct a new car wash facility with several vacuum islands on the subject property, discuss any concerns with the proposed use, and to answer questions about the project. The property is located in a **Corridor Mixed Use 1 zoning district**. The special review application will be presented to the *City of Billings* to accommodate the proposed use on the lots.

Representatives for *Performance Engineering, LLC* will be on the Zoom meeting to answer questions from those who attend. For those unable to attend the Zoom meeting, written letters can be directed to Performance Engineering at **608 North 29th Street, Billings, MT 59101**, attention Scott Aspenlieder, PE, or emails may be sent to scott@performance-ec.com. We look forward to discussing the proposed zoning change with you and hope to see you on **November 21st**.

Sincerely,



Taylor Kasperick, PE
Project Manager

November 16th, 2022

Dear Interested Neighbor,

This letter is being provided on behalf Blue Creek Storage, LLC (Owner) by *Performance Engineering, LLC* to provide meeting information in addition to that sent out on Monday, November 14th. The meeting time of **Monday, November 21st, at 6:00 p.m.** and availability to attend via the Zoom information provided below has not changed, with this letter informing you of the additional in-person meeting availability at the Billings Hotel and Convention Center on the same date and time. This meeting will be held as a hybrid presentation with both online participation and in-person attendees welcome. The **Zoom special review neighborhood meeting login information** is provided below along with the **address and room number for in-person option**.

Please see the following information below for access the Zoom meeting:

Go to the following Website: **zoom.us/join**

Meeting ID: **814 808 7999**

Password (Case Sensitive): **7XCn6s**

Please see the following information below for in-person meeting:

Location: **Billings Hotel and Convention Center**

Address: **1223 Mullowney Lane, Billings, MT 59101**

Room: **Parlor 1001**

The owner is requesting that the property shown on the previously provided exhibit (Exhibit 1) and described below be provided a special review to allow for a car wash to be built under the existing zone district of Corridor Mixed Use – 1 (CMU1).

Lot 1 of Blue Creek Subdivision, located in Billings, Montana. The lot is a total of 0.917 acres, generally located on the southeast corner of Blue Creek Road and Santiago Boulevard.

The intent of the meeting is to make neighboring property owners aware of the intent to construct a new car wash facility with several vacuum islands on the subject property, discuss any concerns with the proposed use, and to answer questions about the project. The property is located in a **Corridor Mixed Use 1 zoning district**. The special review application will be presented to the *City of Billings* to accommodate the proposed use on the lot.

Representatives for *Performance Engineering, LLC* will be on the Zoom and in attendance to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at **608 North 29th Street, Billings, MT 59101**, attention Scott

Aspenlieder, PE, or emails may be sent to scott@performance-ec.com. We look forward to discussing the proposed zoning change with you and hope to see you on **November 21st**.

Sincerely,

A handwritten signature in blue ink that reads "Taylor Kasperick". The signature is written in a cursive, flowing style.

Taylor Kasperick, PE
Project Manager

Preapplication Neighborhood Meeting Minutes and Roster - Special Review Application

Property: Lot 1 of Blue Creek Storage Subdivision, Section 20 Township 01S Range 26E

Attendees:

- See attached sign in sheet from the in-person attendance. Attendees on the Zoom meeting are listed below, as well as shown in the Chat log from the meeting recording.
 - Roxy Shilhanek
 - Susan Hendrickson
 - Shirley Meyers
 - Heather
 - Buchanan's
 - Two "iPhone Attendees" with no name identified or provided.
 - "Owner" with no name identified or provided

Meeting Notes:

- A presentation was prepared and provided by Performance Engineering's (PE's) Scott Aspenlieder and Taylor Kasperick. The presentation materials are provided with this submittal, as well as a recording, chat log, and audio recording from the meeting at the link below.
- In general, multiple residents raised concerns regarding the traffic and speeds on Blue Creek Road. Much discussion was had regarding this topic, including how this would be eventually addressed including having a speed study or traffic study commissioned by MDT at the request of the City and/or County. Scott offered to assist the residents in contacting the best individuals at each entity in order to facilitate this.
- Multiple residents raised concerns regarding the existing approach of Santiago Boulevard and Blue Creek Road. These concerns largely revolved around kids walking to Casey's Corner, turning onto Blue Creek Road, and traffic to the site. In regards to kids walking to Casey's Corner, PE described the proposed improvements that will hopefully make this safer by widening the roadway along the frontage of Blue Creek Storage Subdivision to provide a right and left turn lane onto Blue Creek Road from Santiago, as well as sidewalk and curb and gutter on the south side of Santiago. Many neighbors did not like that the proposed sidewalk is on the south side of the road instead of the north, but it was noted by PE this is requirement of the City and it was discussed about potentially putting it on the north side in lieu of the south but the City would not allow that. Lastly, traffic to the site was discussed in that a car wash is naturally a "passer-by" destination that does not generate as much traffic as other uses. A comparison of the car wash to other uses that are Allowed by Right in CMU-1 was provided to the attendees for a point of reference.
- Discussion was held as to why the property is not being accessed off Blue Creek Road. PE discussed this is because an approach to the property off Blue Creek Road would be too close to the existing intersection of Blue Creek Road and Santiago (<130') and MDT would not allow another approach that close to the existing intersection with access off another



public road being available. It was also discussed how other means of access, including a frontage road the Storage lot's access, was discussed with MDT and eventually denied due to ownership and maintenance concerns of MDT.

Pre-Application Neighborhood Meeting Recording:
<https://www.dropbox.com/t/7pwHEJBVSVLSjXLP>

C. CMU1: CORRIDOR MIXED-USE

The CMU1 district is intended to accommodate commercial and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the CMU1 district may be somewhat larger in scale and more flexible than the neighborhood mixed-use district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, the upper stories could accommodate residential and/or office uses.

Some Permitted (Allowed) Uses in CMU-1 per Table 27-1000:1

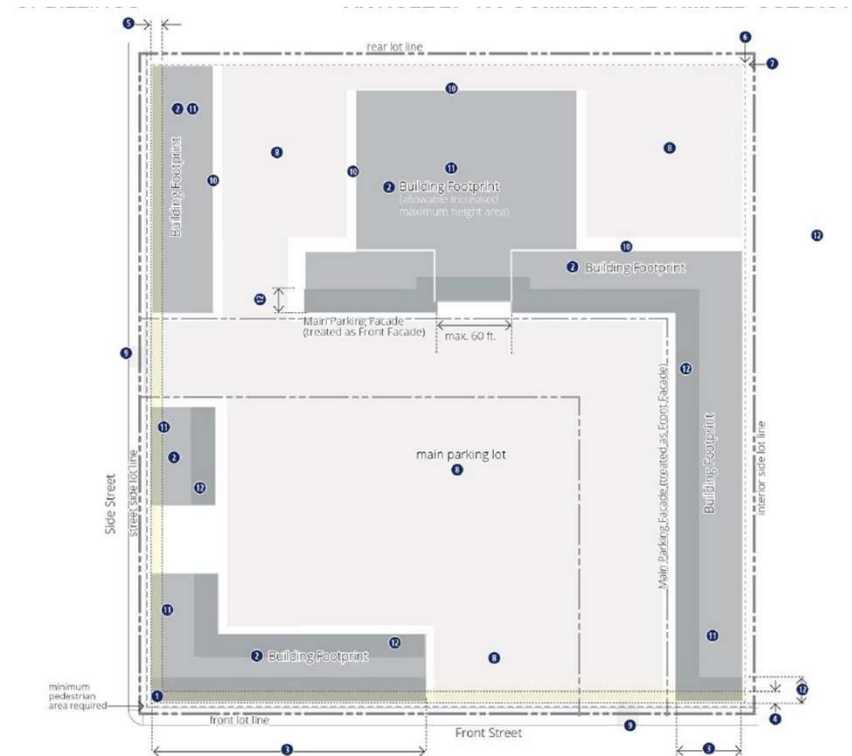
- Long Term Care Facility
- Civic/Religious Assembly (School)
- Healthcare and Social Assistance
- Day Care
- Veterinary/Kennel
- Restaurant, with or without drive through
- Craft alcohol restaurant
- Bank
- Office Building
- **Car Wash (Special Review)**

Use Table Definitions

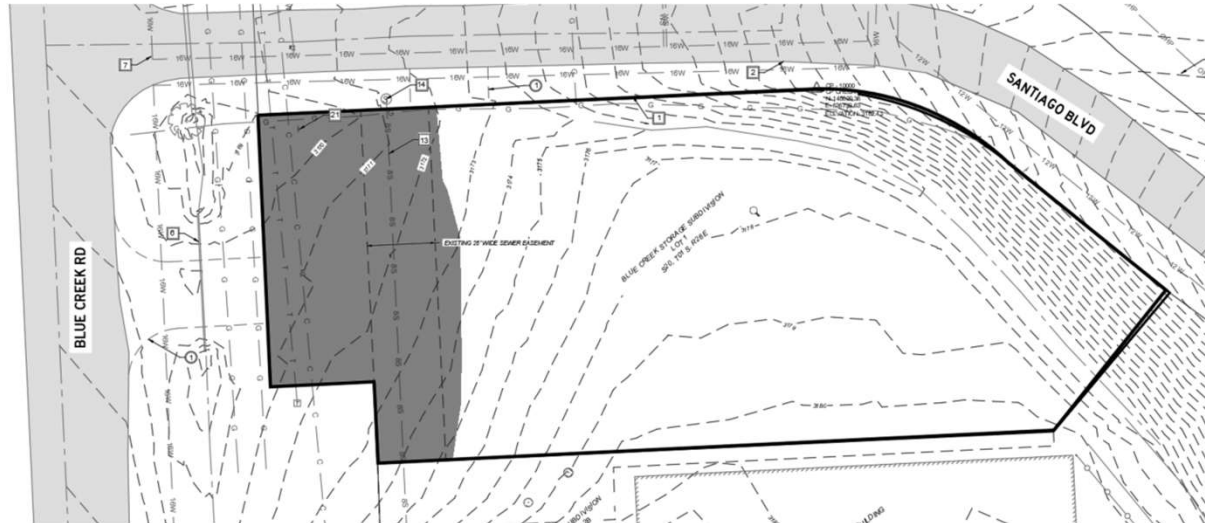
1. Permitted /P/. These uses are permitted by-right in the zone districts in which they are listed. Permitted uses are required to comply with applicable use-specific standards identified in this article.
2. Permitted in a specified location, such as on upper stories or in the back of a structure /PL/. These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.
3. Permitted with use restrictions /PR/. These uses must comply with the use restrictions identified in this Zoning Code, including those restrictions included in this article and any use restrictions identified in the zone district where the uses is proposed to be located.
4. Requires a special review /SR/. These uses require special review by the city zoning commission are not permitted uses in the districts in which they are listed but may be allowed as special exceptions subject to specific conditions. Uses permitted by special review must follow any applicable development standards associated with the use as well as meet the requirements of the special review.

CMU General Requirements

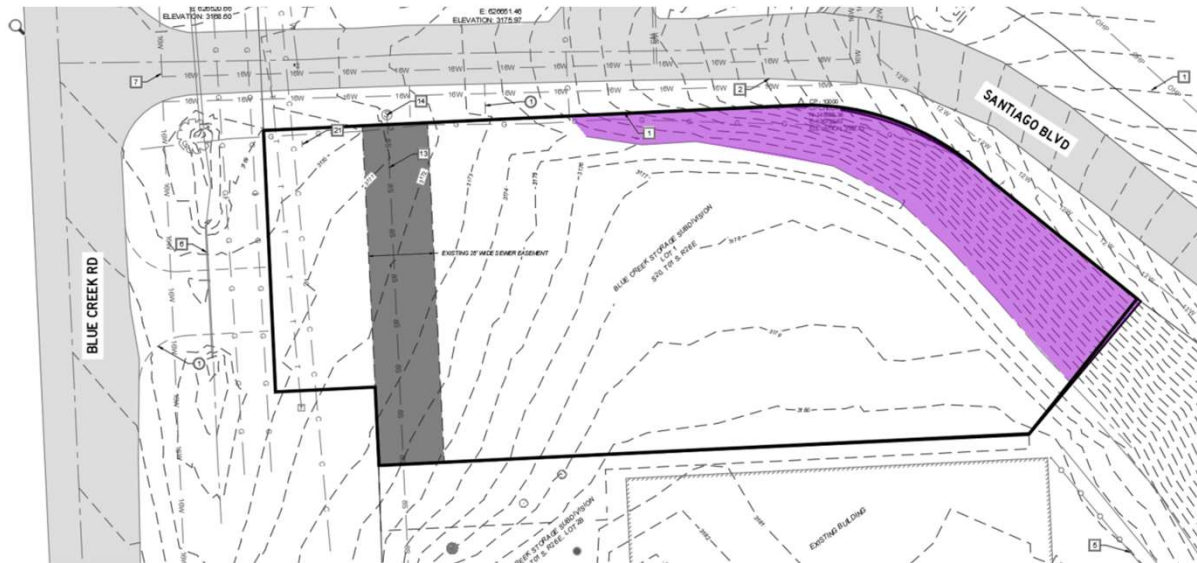
A. BUILDING SITING		CMU1	CMU2	REFERENCES
1	Build to Corner	required		
2	Maximum Building Coverage (%)	65	50	
3	Minimum Front Lot Line Coverage (%)	65	50	See 27-406.E for allowed courtyards.
4	Front Build-to Zone (feet)	5 to 20	10 to 20	See 27-403.H for location of front and street-side frontages. See 27-403.K for arterial setback regulations.
5	Street-Side Build-to Zone (feet)	5 to 20	5 to 20	See 27-406.E for minimum pedestrian area
6	Side Setback (feet)	5 minimum; 10, if abutting N, NX, or RMH district		
7	Rear Setback (feet)	10 minimum; 25 if abutting N, NX, or RMH district		See 27-406.E for through lots.
B. PARKING SITING				
8	Surface or Accessory Parking Yard Location	Rear, internal, side		See 27-1800 for explanation of yards.
9	Permitted Driveway Access Location	See 27-1305 for driveway access locations.		
10	Permitted Garage Entry Facade Location	Rear, side, or street-side facade		
11	Parking Location within Building	Allowed fully in any basement and behind required occupied building space of all other stories		See Occupied Building Space regulation below in 12. See 27-1800 for definition of basement.
12	Occupied Building Space along Front Facade, Minimum Depth (feet)	20 all full-story floors; not required in any basement or half story		See 27-1800 for definition of Occupied Building Space.
D. WINDOWS, DOORS, ROOF				
16	Window & Door Coverage: Ground-Story Front Facades (%)	65 minimum between 2 and 8 feet above sidewalk		Blank wall limitations apply to front facades per 27-1800
17	Window & Door Coverage: All Stories Front Facades (%)	15 minimum per story		27-403.H requires front facade windows to turn corners.
18	Number of Front Façade Entrances	Principal entrances 1 per every 60 feet of facade		See 27-403.J for Front Entrance regulations.
19	Permitted Roof Types	Parapet, pitched, flat; tower permitted		See 27-1800 for definition of roof types and exception for other roof types.

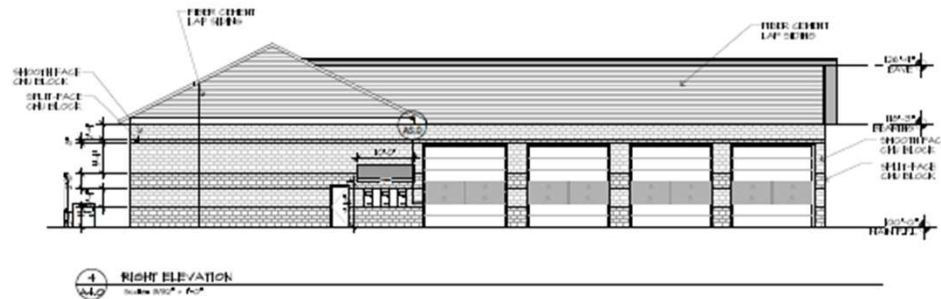
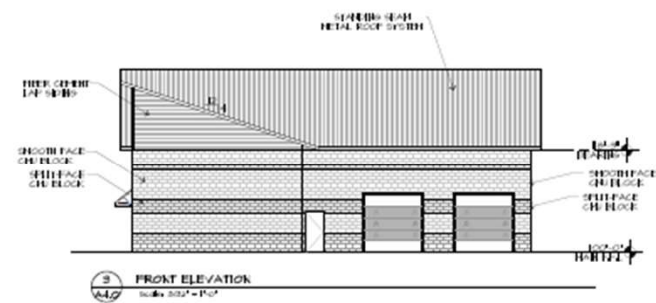
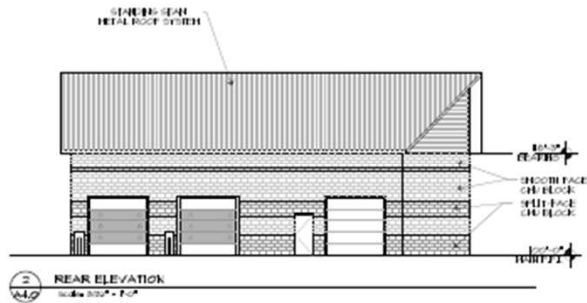
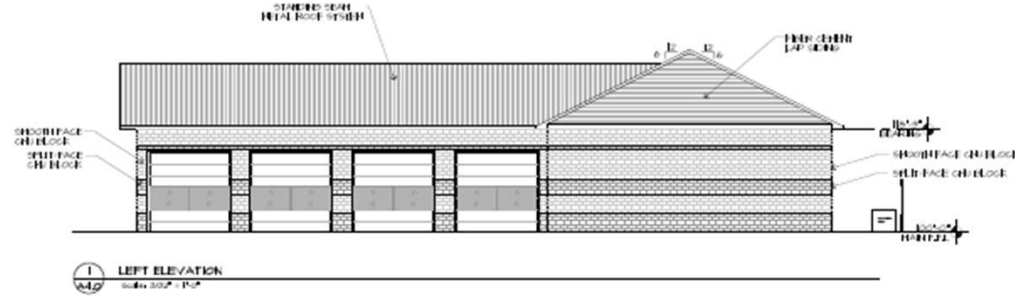


100-Year Floodplain Boundary



Sewer Easement and Hillside





NOTE: COORDINATOR IS REQUIRED BY ALL TRADES SO NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, SPRINKLER HEADS, DIFFUSERS, ELECTRICAL BOXES, EQUIPMENT, ETC. OCCUR. GENERAL CONTRACTOR TO COORDINATE ALL TRADES.

- GENERAL NOTES:**
1. SEE SCHEDULE FOR COLUMN, FLOOR SLABS, SEE ENGINE CONTRACTOR FOR BEAMER HALLS, AND FOOTINGS.
 2. SEE GFI FOR GRABBERS, PAVING, HANDRAILS AND SINK LOCATIONS.
 3. SEE MECHANICAL FOR BEAC, AIR HANDLING, FLOOR AIR UPHOLES.
 4. SEE ELECTRICAL FOR SERVICE DISTRIBUTION AND LIGHTING.
 5. SEE THE HALLS FOR THE BUILDING SET BACKS FOR METAL BUILDING.



BLUECREEK CARWASH
BILLINGS, MT

CLIENT STATEMENT:
THIS DRAWING IS THE PROPERTY OF AT ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF AT ARCHITECTURE.

DATE:	05/16/2022
DRAWN BY:	MM
CHECKED BY:	JB
REVISIONS:	

EXTERIOR ELEVATIONS & SECTIONS

A4.0

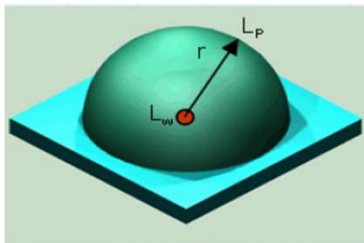
Features to Improve Safety:

- Widening of Santiago to provide left/right turn lanes onto Blue Creek Road
- Aligning approach with No-Cash Water to avoid having cross-traffic maneuvers
- Curb and Gutter along lot frontage
- Sidewalk along lot frontage

Noise:

- Analyzed noise of vacuums and blowers provided by manufacturers using published calculations to determine equivalent noise at adjacent properties

Sound Pressure At Distances From Unit (Sound Treated as Point Source)

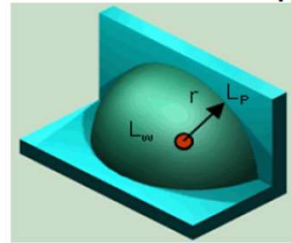


Half Sphere Q = 2

$$L_p = L_w + 10 \log \left(\frac{Q}{4\pi r^2} \right)$$

Lp = Sound Pressure dBA
 Lw = Sound Power
 Q = Directivity Factor
 r = Distance from Source

Sound Power = 92.7



Quarter Sphere Q = 4

Dryers		Vacuum	
Lw	94	Lw	92.7
Q	4	Q	4
r	300	r	202
Lp	39.48608	Lp	41.62147

Access:

- Access off Blue Creek Road has been denied by MDT based on proximity to Santiago intersection

ITE Trip Generation Statistics

- Automatic Bay Car Wash Trip Generation (Land Use 948)
 - 14.12 Trips at Saturday Peak Hour per 1,000 SF
 - **23 trips to new car wash during peak hour (1,600 SF of Auto Bays)**
- Self Service Car Wash (Land Use 947)
 - **132.8 trips per day on a Saturday**

Estimate roughly 200 – 250 trips per day on maximum day

**likely high estimate based on “passer-by nature”

Comparative Uses in CMU-1

- Day Care Center (565): 74.06 trips per 1,000 SF
 - 407 trips per day
- Drive-In Bank (912): 148.15 trips per 1,000 SF
 - 814 trips per day
- Restaurant (931): 94.36 trips per 1,000 SF
 - 519 trips per day



PERFORMANCE



THANK YOU!